
FY 2004 ANNUAL REPORT



CITY OF BRYAN

The Good Life, Texas Style.™

FROM THE MAYOR

The Good Life, Texas Style™

Dear Friends:

The Good Life, Texas Style™ says it all about the City of Bryan. And why shouldn't it? Honest, passionate input from Bryan residents was the key to developing this proud, new slogan. Hundreds chose to voice their opinions, articulating why they love their hometown. They said the best reasons to live in Bryan are quality lifestyle, small-town appeal, Texas heritage and outdoor recreational opportunities.

I couldn't agree more.

Looking back, I think you'll agree that Fiscal Year 2004 was full of successes. Projects from our past, such as the Villa Maria Road Underpass and the Beck Street Extension, took giant leaps forward; our infrastructure, especially streets and wastewater lines, was renovated at a brisk pace; new development and redevelopment provided some real excitement; and an increase in citizen involvement brought about improvements in our core services and aesthetics.

The Good Life has real meaning to my family and me. I hope it means something to you, too. Our definitions may differ, but they describe the same thing: Bryan, Texas.

Best regards,

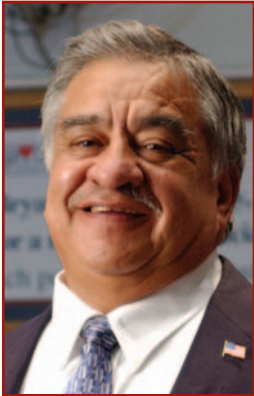


Mayor Ernie Wentrcek



CITY COUNCIL

The City of Bryan is committed to providing efficient municipal services to improve the quality of life and develop a community where all citizens are proud to live.



**Single Member District 1
Councilman Joe Marin**



**Single Member District 2
Councilman Paul Madison**



**Single Member District 3
Councilman Boyd Sheffield**



The City of Bryan staff is dedicated to improving our citizens' quality of life. This report offers just a glimpse of the efforts made to deliver excellent services; provide well-maintained, safe and attractive facilities; manage resources responsibly; foster an open environment for community input; and encourage future development.

**Mary Kaye Moore
City Manager**



**Single Member District 4
Councilman Mark Conlee**



**Single Member District 5
Councilman Ben Hardeman**



**At-Large Place 6
Councilman Russell Bradley**

PRESERVATION & REDEVELOPMENT

Main Street, Bryan Texas

What a difference a year makes! Phase One of the Downtown Master Plan transformed a four-block section of Main Street into a more pedestrian-friendly environment with decorative sidewalks, medians, landscaping, lighting and other historical treatments. The Bryan City Council now looks at Phase Two, which will capture the same look and feel on Bryan Avenue. Meanwhile, building renovations continue to attract new businesses, residents and visitors to the community's only Historic Downtown.

Villa Maria Road Underpass

Imagine a Villa Maria Road unimpeded by the railroad. No passing, or stopped, trains – just free-flowing traffic from east to west, and west to east. That dream is on its way to reality as the Texas Department of Transportation has embarked on its \$11.3 million Villa Maria Road Underpass project, allowing Villa Maria to run beneath Finfeather Road and the Union Pacific Railroad tracks. The project will span more than two years, and will eventually provide travelers with increased safety and accessibility.

Beck Street Extension

Finally, residents of Beck Street are getting the road improvements they've craved for so long. The Beck Street Extension Project was first seriously discussed more than 20 years ago, and the Bryan City Council now ranks it among its top priorities. The extension will allow easier travel for vehicles and pedestrians, while providing additional traffic options in the area of Jane Long Middle School and the Brazos County Industrial Park where they connect to Harvey Mitchell Parkway (FM 2818). The project also includes the extension of Silkwood Drive and Suncrest Street to form a new intersection with Beck Street. The two-year-long, \$6.6 million project is expected to begin in late 2005.

Tejas Center

The official opening of the 94,000 square-foot HEB supermarket at Tejas Center sent a clear message to the community that the 34-acre site at Texas Avenue and Villa Maria Road is still a prime and viable retail location. What used to be Manor East Mall – the premiere regional shopping destination during its heyday – is being transformed into what developers say, at 354,000 square feet of gross lease space, is the largest open-air shopping center in a seven-county trade area. The big picture: More dining and shopping options, increased sales tax revenues, jobs created, enhanced land values and additional planned developments in the area.





Online Citation Payments

Just can't seem to make it to Municipal Court to pay your ticket? No problem. The City of Bryan now accepts payments for most Class-C misdemeanors via the Internet or telephone. Available 24/7, the payment system won't saddle you with an additional convenience fee. Find it at www.bryantx.gov or call 979-209-5250.

Channel 16

When it comes to Bryan City Council or Bryan Independent School District meetings, sometimes the best seat in the house is...well, in the house. All-things-Bryan recently moved from Channel 20 to Channel 16, and still provides viewers with the helpful information they've come to expect. Channel 16 also received a facelift offering improved news, weather and sports. It just might be the only channel in the cable lineup that gives you local and national information at the same time!

Capital Improvement Projects

Are you the person who passes a construction site and wonders, "What's the city doing there?" You can now satisfy your curiosity through a link at www.bryantx.gov. A new Capital Improvement Projects feature provides design descriptions and construction information, including costs, funding sources and timelines, of the many major projects being undertaken by the City of Bryan.

Senior Computing

Who says senior citizens can't surf? Many of our most-seasoned residents are learning basic and intermediate computer skills from the trained staff at the Bryan Public Library. Whether they need an introduction to the keyboard and mouse, or are ready to master

Microsoft Excel, PowerPoint and Publisher, the classes for seniors – or anyone else wanting to improve their cyber-skills – are free and can be taken as many times as needed.



COMMUNITY PARTNERSHIPS

Fall Recycling Days

Bryan's Drive-In Recycling Center followed its hugely successful inaugural Fall Recycling Days in 2003 with an even bigger event in 2004. Recycling bins were given to the first 1,000 people who visited the center during the promotion, plus Twin City Mission and the Brazos Food Bank were onsite to collect household items and non-perishable food items. The Drive-In Recycling Center annually collects more than 700 tons of materials, saving landfill space and taxpayer dollars.

Joint Health Care Purchase

Access to excellent healthcare is an integral part of a quality lifestyle. Due to escalating costs and limited choices for employee health insurance, it became clear to the City Manager's Office and Risk Management that a different way of thinking was required. With encouragement from Bryan, College Station and Brazos County elected officials, work focused on developing a proposal where a partnership would achieve substantial health cost savings without lowering expectations. The result was maximized bargaining power, lowered administration costs and increased employee choice. The estimated three-year savings of approximately \$4 million was significant enough to be named a Best Practice by the International City/County Management Association.

Cooperative Fuel Purchase

Building on the success of cooperatively bidding health insurance with College Station and Brazos County, the City of Bryan's Purchasing Department once again invited a variety of jurisdictions to brainstorm ways to save taxpayer money. This time, fuel was the commodity. In the end, a best-value bid on unleaded and diesel fuel is saving more than \$243,000 for Texas A&M University, the Bryan and College Station school districts and the cities of Bryan, College Station and Hearne.



Neighborhoods

It was like being onstage with our favorite celebrity. The City of Bryan talked about the quick success of its relatively young Neighborhood Association Partnership Program, and did so while standing alongside the City of Las Vegas – a pioneer in the field of neighborhood programs. The setting was Reno, NV, at The Innovation Groups' Transforming Local Government annual conference, which was attended by cities from across the country. Bryan's NAPP continues to grow in all parts of the city, and is now being expanded in ways where youth are encouraged to participate in projects that are important to their quality of life.



Inflow & Infiltration

It's not a glamorous topic, but inflow and infiltration, or I&I, became a much-talked-about item in 2004. Bryan refined its aggressive approach to eliminating all sources of rainwater and other materials from entering the city's wastewater system. Earliest progress was seen in the Turkey Creek Basin. The Still Creek and Burton Creek basins are the focus of numerous, ongoing capital improvement projects. However, the city can't do it alone. A public education campaign was launched to teach Bryan residents some simple steps to alleviate overflows, such as replacing cleanout caps and keeping cooking grease out of kitchen sinks.

Brand Aid

After 18 years of using a heart in its logo and being known as A Great Place to Live, the Bryan City Council agreed it was time to find a more modern and progressive brand. The goals were simple: Develop an identity that represents Bryan in a true and positive way; encourage residents to be part of the process and provide the new brand in Spanish to better serve Bryan's growing Hispanic population. It worked. Nine months, five focus groups and 750 survey responses later, The Good Life, Texas Style was unveiled to wide acclaim.



RECREATION & OUTDOORS

Henderson Park

Bryan residents tell us that among the best reasons to live here is the variety of parks and recreational opportunities. If that's the case, wait until they see Henderson Park. Henderson is transforming from a 20-acre facility to a 52-acre regional park with dozens of attractions for both children and adults. Improvements were possible, in part, through a grant from the Texas Parks and Wildlife Department and funds from the Bryan Independent School District and the Ben Milam Elementary School PTO. Now Bryan's second-largest park, Henderson features a new zero-grade pool, nature trails, a sports pavilion and baseball and soccer fields. Visitors can also enjoy the good life at a new volleyball court, horseshoe pits and a covered picnic pavilion.



Traditions Golf Course

It's hard to tell who is more excited about Traditions: The Texas A&M University golf team, club members, new residents or the City of Bryan. All parties are benefiting from this Jack Nicklaus-designed golf course and the residential lot sales that have exceeded everyone's expectations. Streets continue to be built at Traditions, while plans move ahead for the clubhouse, swim and tennis centers, and a LifeStyle Center. Members began playing Traditions in July, while the course's official grand opening occurred in the fall with Jack Nicklaus and Jack Nicklaus II playing an exhibition round before an energized crowd that numbered in the hundreds.



Bryan Golf Course

The Bryan Golf Course has provided generations of linksters with a challenging layout at an affordable price. Look for this tradition to continue as Golf Solutions, the new management team for the course, implements its master improvement plan to make the golfing experience even better. On the to-do list are infrastructure updates, a completely grassed and mulched course, and a more comfortable clubhouse environment to enjoy before and after your round.



Sadie Thomas Park Pool

Swimmers of all ages are once again making a big splash at Sadie Thomas Park Pool. For awhile, though, it looked like they would lose their summertime cool spot due to exorbitant repair costs. But thanks to the concerned and passionate Carver-Kemp Neighborhood Association, and city departments committed to saving \$100,000 in taxpayer money by performing repairs themselves, the aging pool is better than ever. Now, the pool boasts two spray features, a basketball goal, two diving platforms and a renovated bathhouse.

Miramont

Miramont Country Club in Bryan continues to develop into its self-described “premiere master-planned community (that) offers the finest in luxury living and recreation.” Significant progress was made on Miramont’s signature 93,000-square-foot clubhouse; the golf course opened for play in July; and housing starts continue to be brisk at the 1,000-acre development on the city’s booming east side. Whether you prefer a golf swing or a porch swing, the Robert Trent Jones, Jr.-designed championship course provides members and homeowners a gorgeous setting.

FY 2004 HIGHLIGHTS

October 2003



- City of Bryan waives construction permit fees to help residents and businesses recover from severe storms.
- New City Pride signs are erected at the north and east gateways to Bryan, enticing motorists to stray from the highways to discover what the city has to offer.

- Southern Business & Development magazine names Bryan/College Station the #1 Southern Metro business climate in America.

November 2003

- The Brazos Boot Award is unveiled as the new reward for the winner of the annual football game between Bryan High School and A&M Consolidated High School.
- The LaSalle Hotel celebrates 75 years and receives a state historical marker.
- Martin's BBQ receives a state historical marker for serving Bryanites since 1925.
- Thousands of Mexican nationals in Bryan receive identification cards and passports that will allow them to set up local bank accounts and travel more freely between the United States and Mexico.



December 2003

- John Clanton and W.J. Bryan Partnership wins Mayor's Downtown Impact Award.
- Bryan's annual Holiday Magic event shines brightly at Sue Haswell Memorial Park. More than 3,000 enjoy live music, game and crafts, photos with Santa, and free refreshments.

January 2004

- Bryan's Geographic Information System is officially launched to the public, giving citizens quick access to a wide variety of information about their city. GIS offers more than 90 layers of data, but users can choose only the layers they need, from voting precincts to property lines.
- Bryan, College Station and Brazos County implement a partnership that achieves substantial health cost savings for all employees without lowering services.

February 2004

- The 4th annual Bryan Leadership Academy begins, giving participants a behind-the-scenes look at how the City of Bryan operates.

March 2004

- The City of Bryan/Bryan ISD Channel moves from 20 to 16 on the cable lineup.
- Bryan becomes the first city in the Brazos Valley to offer both online and telephone payments for most Class-C misdemeanors – and do so without assessing the user a courtesy fee.

April 2004

- Bryan-College Station named 14th Best Place to Live in the USA and the best in Texas by author of Cities Rated and Ranked.
- Bryan, College Station and Brazos County offer an amnesty period for those with outstanding municipal warrants. The effort clears thousands of outstanding cases totaling millions of dollars.

May 2004

- Sadie Thomas Park Pool reopens, thanks to the involvement of the Carver-Kemp Neighborhood Association and the cost-saving ingenuity of city crews.
- The 11th annual Bryan Cemetery Workday takes place on Mother's Day weekend. The event draws more than 100 people to help beautify family gravesites and to enjoy a picnic on the grounds.



Contact Us
City of Bryan
P.O. Box 1000
Bryan, Texas 77805-1000
(979) 209-5000
www.bryantx.gov

Council Services	(979) 209-5008	Finance	(979) 209-5080
City Manager	(979) 209-5100	Fire Services	(979) 209-5970
City Secretary	(979) 209-5002	Geographic Information	(979) 209-5476
City Attorney	(979) 209-5150	Human Resources	(979) 209-5060
Municipal Court	(979) 209-5400	Information Technology	(979) 209-5473
Automated Citation Payments	(979) 209-5250	Inspections/Permits	(979) 209-5010
BTU Customer Service	(979) 821-5700	Library Services	(979) 209-5600
BTU Outage Reports	(979) 821-5788	Neighborhood Services	(979) 209-5115
Building Services	(979) 209-5010	Parks & Recreation	(979) 209-5528
Channel 16.	(979) 209-5149	Planning & Zoning	(979) 209-5030
Community Development.	(979) 209-5176	Police Services (non-emerg.)	(979) 209-5301
Economic Development.	(979) 209-5102	Public Information	(979) 209-5120
Engineering & Development	(979) 209-5030	Purchasing	(979) 209-5500
Environmental Services	(979) 209-5900	Recycling	(979) 209-5900
Facility Services	(979) 209-5520	Risk Management.	(979) 209-5055
		Solid Waste	(979) 209-5900
		Transportation	(979) 209-5900
		Water/Wastewater	(979) 209-5900
		Youth Services	(979) 209-5115

Produced by
The City of Bryan Public Information Office
979.209.5120 / FAX 979.209.5107
jsocol@bryantx.gov
www.bryantx.gov

Public Information Officer/Editor: Jay Socol
Co-editor: Christine McDonald
Photography: Chad Cockrum
Designer: Carolyn van Andel





- Bryan experiences tornadoes and more than 10 inches of rain in a matter of hours. The disaster, which affects many areas in Brazos and Robertson counties, draws media attention from across the nation.
- The Hook Bar & Grill opens at Lake Bryan, offering visitors a place to eat, drink and relax. Wireless Internet, pool, darts and live music make The Hook a destination of its own.

June 2004

- Bryan launches its online Vendor Registration System that allows all vendors, including those previously registered in the city's prior system, to be eligible to bid on the goods and services sought by the city.
- Forbes ranks Bryan-College Station among the top 20 best small places for business.
- The City of Bryan attends a national conference to present its success story on the Neighborhood Association Partnership Program. Bryan shared the stage with the City of Las Vegas, which is a pioneer city in the field of fostering neighborhood associations and involvement.



July 2004



- Approximately 1,200 feet of sanitary sewer line is installed on Martin Luther King, Jr. Street from Congress Avenue to San Jacinto (SH-21) as part of the MLK Street Sewer & Water Construction Project. A new eight-inch line improves the flow and capacity of the entire wastewater system in surrounding neighborhoods.

- Premiere Cinema announces a 16-screen theater development will locate near the intersection of Earl Rudder Freeway and Booneville Road.

August 2004

- Final work begins on Phase One of the Downtown Master Plan. Begun in March 2003, the phase calls for new underground utilities, streets, handicap-accessible sidewalks, historic lighting and landscaping for a four-block stretch of Main Street. City investment totals more than \$3 million.



September 2004

- A cooperative fuel purchase is announced that will save taxpayer money in Bryan, College Station, both school districts, Texas A&M University and the City of Hearne.



FINANCIAL REVIEW: FISCAL YEAR 2004 FINANCIALS*

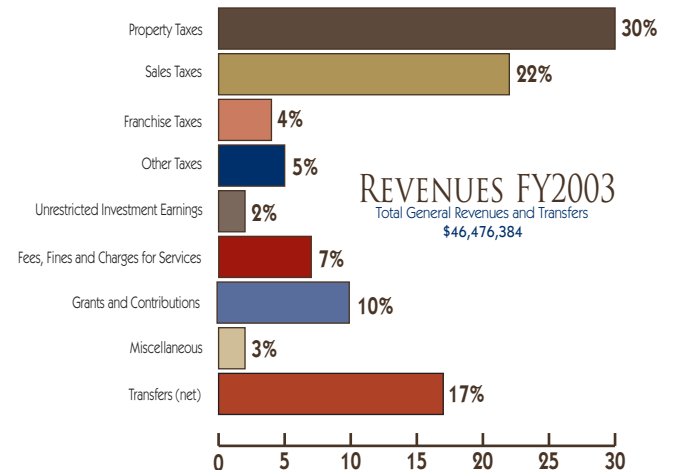
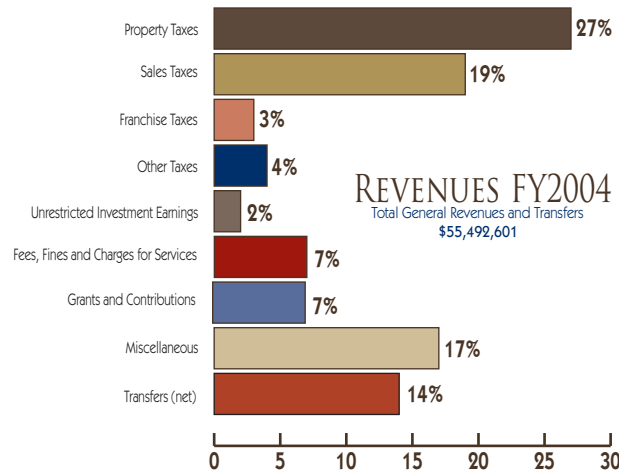
The financial information is presented as a means of increasing public confidence in the governing body of the city and its elected and appointed officials. Citizens deserve accountability for the use of their tax dollars and this information is provided to promote a better understanding

of Bryan's finances. This report presents a condensed overview of the city's Comprehensive Annual Financial Report for the fiscal year ending September 30, 2004. As a condensed report, the presentation is a simplified version of the financial data.

Where the Money Comes From....

Revenues*

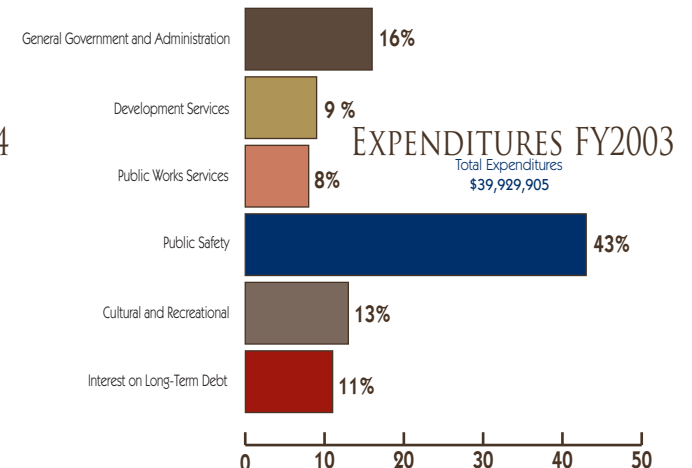
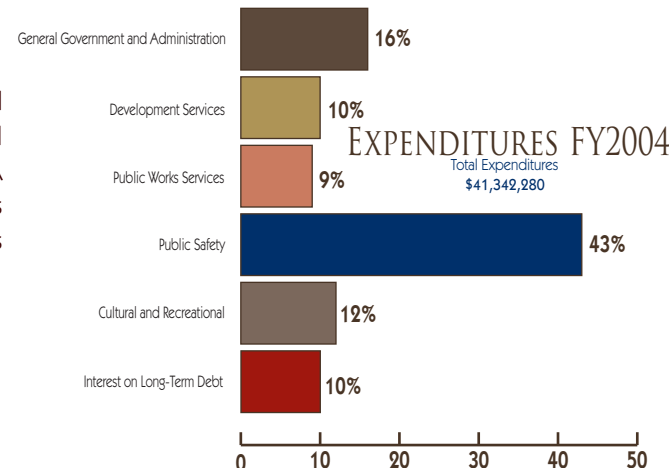
Major sources of revenues include property tax and sales tax. Total revenues for fiscal year 2004 were \$55,492,601. This is an increase of 19% that is attributed to increased property tax and sales tax collections, developer contributions and lot sales at Traditions Golf Course.



Where the Money Goes...

Expenditures

Public Safety expenditures totaled \$17,808,452, or 43% of total fiscal year 2004 expenditures. A significant portion of these expenses can be attributed to salaries, wages and employee benefits.



THE CITY OF BRYAN AS A WHOLE

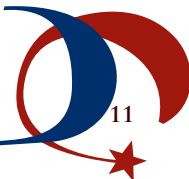
Statement of Net Assets

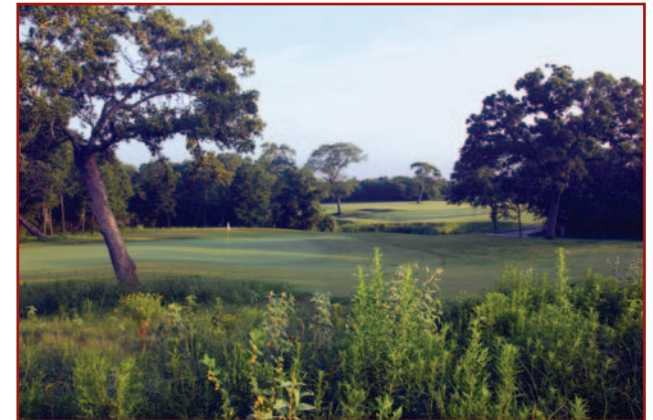
The Statement of Net Assets looks at the city as a whole and is a useful indicator of the city's financial position. The table below provides a summary of the city's net assets for 2004 and 2003.

Assets	2004	2003
Current and Other Assets	\$ 73,219,192	\$ 57,308,318
Capital Assets	72,190,276	62,017,226
Total Assets	145,409,468	119,325,544
Liabilities		
Current and Other Liabilities	10,984,204	10,825,733
Long-term Liabilities	71,947,056	60,171,924
Total Liabilities	82,931,260	70,997,657
Net Assets		
Invested in Capital Assets, Net of Related Debt	\$ 37,094,029	\$ 34,146,983
Restricted:		
Perpetual Care	1,393,138	1,354,688
Other Purposes	4,312,314	7,389,574
Unrestricted	19,678,727	8,028,895
Total Net Assets	\$ 62,478,208	\$ 48,327,887

- Current and other assets increased by \$26,083,924, which can primarily be attributed to the receipt of debt proceeds, Traditions Golf Course lot sales and the release of a General Fund pledge. Capital assets, net of depreciation, increased by \$10,173,050 as debt proceeds were used to fund capital improvements.
- Long-term liabilities increased by \$11,775,132, which is primarily due to issuance of certificates of obligation for construction of a justice center.
- Unrestricted net assets are the part of net assets that can be used to finance day-to-day operations without constraints established by covenants, enabling legislation or other legal requirements. In 2004, unrestricted net assets increased by \$11,649,832. The release of \$3.6 million in funds previously pledged as security for a development loan and \$3 million in lot sale revenue from the Traditions project were the primary sources of this increase.
- The city's financial position improved from 2003 to 2004 as indicated by the \$14,150,321 increase in total net assets for governmental activities.

*Governmental activities only, unaudited figures.





Additional photography thanks to:
 The Bryan/College Station Eagle
 Butch Ireland
 Michael Kellett
 Dave McDermand
 Patric Schneider
 Traditions Golf Course

